

**Certificate of Notice** Page 1 of 5  
**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEW JERSEY**

In Re:	Case No.:	<u>18-14094 MBK</u>
Harry & Ann Knowles	Chapter:	<u>13</u>
Debtor	Judge:	<u>MBK</u>

**NOTICE OF PROPOSED PRIVATE SALE**

Ann Knowles, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street  
Trenton, New Jersey 08650

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on November 23, 2021 at 9:00 am a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 15 Marlborough Drive, Southampton, New Jersey 08088

Proposed Purchaser: ARCR Properties LLC

Sale price: \$165,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Andrew T. Archer, Esq.  
Address: 175 Richey Avenue, Collingswood, NJ 08107  
Telephone No.: (856) 963-5000

In re:  
Harry Knowles  
Ann Knowles  
Debtors

Case No. 18-14094-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Oct 26, 2021

Form ID: pdf905

Total Noticed: 36

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 28, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Harry Knowles, Ann Knowles, 15 Marlborough Drive, Vincentown, NJ 08088-1119
517404490	American Express Centurion Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517364060	+ American Express legal, 500 North Franklin Turnpike, PO Box 278, Ramsey, NJ 07446-0278
517364061	+ Amex, Correspondence, Po Box 981540, El Paso, TX 79998-1540
517364065	+ Bank Of America, Nc4-105-03-14, Po Box 26012, Greensboro, NC 27420-6012
517364064	+ Bank of America, 100 North Tryon Street, Charlotte, NC 28202-4024
517523556	+ Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
517364066	+ Barclays Bank Delaware, 100 S West St, Wilmington, DE 19801-5015
517364068	+ Beneficial Mutual Savings, Beneficial Mutual Savings, 530 Walnut St., Attn: Bankruptcy, Philadelphia, PA 19106-3624
517364073	+ Citimortgage, 3415 Vision Drive, Columbus, OH 43219-6009
517514846	+ Nationstar Mortgage LLC d/b/a Mr. Cooper, Bankruptcy Department, PO Box 619094, Dallas, Texas 75261-9094
517364079	+ Target, C/O Financial & Retail Svcs, Mailstopn BT POB 9475, Minneapolis, MN 55440-9475
517364080	+ The Villas at Tree Tops and Fairway, PO Box 163, Bushkill, PA 18324-0163
517364081	Vistana Fountains II Condominium Assoc., PO Box 105110, Atlanta, GA 30348-5110
517364082	+ Vistana Management, Inc., 9002 San Marco Court, Orlando, FL 32819-8600
517364083	+ Wells Fargo Bank, Po Box 10438, Macf8235-02f, Des Moines, IA 50306-0438
517466150	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438

TOTAL: 17

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Oct 26 2021 20:30:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Oct 26 2021 20:30:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
517364063	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Oct 26 2021 20:39:51	At&T Universal Citi Card, Po Box 6500, Sioux Falls, SD 57117-6500
517519740	Email/Text: bankruptcy@wsfsbank.com	Oct 26 2021 20:29:00	Beneficial Bank, 1818 Market St 8th Fl, Philadelphia, PA 19103
517364069	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Oct 26 2021 20:39:32	Capital One, Attn: General Correspondence/Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
517364072	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Oct 26 2021 20:39:51	Citibank/Sunoco, Citicorp Credit Card/Centralized Bankrup, Po Box 790040, St Louis, MO 63179-0040
517364074	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Oct 26 2021 20:29:00	Comenity Bank/Bealls Florida, Po Box 182125, Columbus, OH 43218-2125
517364075	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM		

District/off: 0312-3

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		Oct 26 2021 20:29:00	Comenity Bank/Woman Within, Po Box 182125, Columbus, OH 43218-2125
517364076	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Oct 26 2021 20:29:00	Comenitycapital/bosco, Comenity Bank, Po Box 182125, Columbus, OH 43218-2125
517489198	+ Email/PDF: EBN_AIS@AMERICANINFOSOURCE.COM	Oct 26 2021 20:39:44	Directv, LLC, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
517377084	Email/Text: mrdiscen@discover.com	Oct 26 2021 20:29:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
517364077	+ Email/Text: mrdiscen@discover.com	Oct 26 2021 20:29:00	Discover Financial, Po Box 3025, New Albany, OH 43054-3025
517364070	Email/PDF: ais.chase.ebn@americaninfosource.com	Oct 26 2021 20:39:32	Chase Card, Po Box 15298, Wilmington, DE 19850
517364071	Email/PDF: ais.chase.ebn@americaninfosource.com	Oct 26 2021 20:39:40	Chase Card Services, Attn: Correspondence, Po Box 15278, Wilmington, DE 19850
517514858	Email/PDF: resurgentbknotifications@resurgent.com	Oct 26 2021 20:39:44	LVNV Funding, LLC its successors and assigns as, assignee of Citibank, N.A., Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517491731	+ Email/Text: bankruptcydpt@mcmcg.com	Oct 26 2021 20:30:00	Midland Funding LLC, PO Box 2011, Warren, MI 48090-2011
517525484	Email/Text: Bankruptcy.Notices@pnc.com	Oct 26 2021 20:29:00	PNC Bank, N.A., Attn: Bankruptcy, P.O. Box 94982, Cleveland, OH 44101
517364078	Email/Text: Bankruptcy.Notices@pnc.com	Oct 26 2021 20:29:00	Pnc Bank, 2730 Liberty Ave, Pittsburgh, PA 15222
517459978	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Oct 26 2021 20:39:35	Portfolio Recovery Associates, LLC, c/o Juniper, POB 41067, Norfolk VA 23541

TOTAL: 19

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517364062	*+	Amex, Correspondence, Po Box 981540, El Paso, TX 79998-1540
517364067	##+	Beneficial Bank, 1139 Chestnut Street, Philadelphia, PA 19107-3619

TOTAL: 0 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 28, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

District/off: 0312-3

User: admin

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Form ID: pdf905

Total Noticed: 36

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 25, 2021 at the address(es) listed below:**

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Andrew Thomas Archer	on behalf of Joint Debtor Ann Knowles aarcher@spillerarcherlaw.com bankruptcy@brennerlawoffice.com;mcdoherty_187750@ecf.courtdrive.com;R64966@notify.bestcase.com
Andrew Thomas Archer	on behalf of Debtor Harry Knowles aarcher@spillerarcherlaw.com bankruptcy@brennerlawoffice.com;mcdoherty_187750@ecf.courtdrive.com;R64966@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor PNC BANK N.A. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth L. Wassall	on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER ewassall@logs.com njbankruptcynotifications@logs.com;logsecf@logs.com
Rebecca Ann Solarz	on behalf of Creditor PNC BANK N.A. rsolarz@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8